

## THE ODELL CLARK PLACE CONDOMINIUM APARTMENTS IN MANHATTAN

Applications of interest are now available for 46 new condo apartments being constructed in the **Harlem** section of Manhattan at **103,108, 109, and 113 West 138th Street and 2373 Adam Clayton Powell Jr. Blvd.** These buildings are being developed through the Cornerstone Program of New York City's Department of Housing Preservation and Development (HPD) and the New York State Division of Housing and Community Renewal (NYS DHCR) HOME and HTF loan program. Odell Clark Place will feature 13- one bedroom units, 17- two bedroom units and 16- three bedroom apartments with prices estimated from \$122,000.00 to \$970,800.00.

Income Restricted Units				
Units	Unit Size	Projected Sales Price	Estimated Min. Income	Estimated Max. Income
7	1 Bedroom	\$122,000 – \$122,815	\$26,588	\$42,540
4	2 Bedroom	\$129,920 – \$136,566	\$45,558	\$51,048
2	3 Bedroom	\$129,000 – \$146,634	\$52,265	\$58,989

Market Units				
Units	Unit Size	Projected Sales Price	Estimated Min. Income	Estimated Max. Income
6	1 Bedroom	\$376,800 – \$508,800	\$ 90,808 – \$122,620	N/A
13	2 Bedroom	\$505,800 – \$565,200	\$121,897 – \$136,212	N/A
14	3 Bedroom	\$636,000 – \$970,800	\$153,275 – \$234,218	N/A

Eligible buyers should have at least 5% of the purchase price on Income Restricted Units and at least 10% of the purchase price on Market Units available for a down payment, qualify for mortgage financing and afford all closing costs. Applicants will be required to meet income and household size guidelines and additional selection criteria to qualify. Minimum income restrictions may vary. Larger down payments can lower the eligible minimum income.

Applications of interest may be requested as follows:

**To download: [www.adcorp.org](http://www.adcorp.org)**  
**By mail: Abyssinian Development Corporation, C/O The Real Estate Department,**  
**4 West 125th Street, New York, NY 10027.**

Please include a self-addressed envelope with your request.  
**In Person: 4 West 125th Street, 3rd Floor (between 5th and Lenox Ave.)**

**Informational seminars will be held on:**  
**Wednesday, January 28, 2009 and Thursday, February 19, 2009.**  
 Both seminars will be held at **4 West 125th Street (Training Room), New York, NY 10027**  
 and will be held from 6:00PM to 8:00PM. Seminar attendance is not mandatory.

**Completed applications of interest must be returned by regular mail only (no priority, certified, registered, express or overnight mail will be accepted) to a post office box number listed on the application of interest, and must be postmarked by March 21, 2009.**

All applications of interest postmarked after the March 21, 2009 will be set aside for possible future consideration. Applicants and/or co-applicants who submit more than one application will be disqualified. **BUYERS MUST OCCUPY THE UNIT AS THEIR PRIMARY RESIDENCE.**

Prospective buyers will be selected by a lottery. Preference will be given to New York City residents. In addition, residents of **Manhattan Community Board 10** will receive preference of 50% of the apartments, households that include person(s) with mobility impairments will receive preference of 5% of the apartments, households that include person(s) with visual or hearing impairments will receive preference for 2% of the apartments and Municipal Employees of the City of New York will receive preference for 5% of the apartments.

A non-refundable money order per applicant is required for a credit report at the time of the interview only. If more than one application of interest is received from the same household member, all applications from that household will be disqualified. Prospective applicants who currently own, or have in the last five years owned, a residence developed under a governmentally sponsored program are ineligible.

**No Broker's Fee. No Application Fee.**

**DAVID A. PATERSON, Governor**  
*New York State*

**MICHAEL R. BLOOMBERG, Mayor**  
*The City of New York*



Department of Housing Preservation and Development  
**SHAUN DONOVAN, Commissioner**  
 The City of New York  
[www.nyc.gov/hpd](http://www.nyc.gov/hpd)



New York State Division of Housing and Community Renewal  
**DEBORAH VANAMERONGEN, Commissioner**  
 The State of New York



This is not an offering. No offering can be made until an offering plan is filed with the Attorney General through the Department of Law of the State of New York. This advertisement is made pursuant to the Cooperative Policy Statement No. 1 issued by the New York State Attorney General File No. CP08-0123, CP08-0124, CP08-0125, CP08-126, CP08-127.  
 Sponsor: Odell Clark Place, LLC